

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$21,001,072**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	97.34 %	96.15 %	7	96.45 %	60	58	
% of Funds Disbursed	94.10 %	88.15 %	2	87.93 %	81	76	
Leveraging Ratio for Rental Activities	0.04	3.56	9	4.73	1	1	
% of Completed Rental Disbursements to All Rental Commitments***	76.67 %	83.90 %	9	83.38 %	20	18	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.00 %	58.04 %	7	70.15 %	24	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.80 %	66.84 %	7	80.67 %	16	17	
% of 0-30% AMI Renters to All Renters***	53.60 %	31.61 %	3	45.30 %	69	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	74.40 %	91.25 %	9	95.32 %	4	4	
Overall Ranking:			In State: 8 / 10	Nationally: 9	13		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,845	\$13,900		\$26,635	500 Units	29.10 %	
Homebuyer Unit	\$5,751	\$16,814		\$14,938	1,096 Units	63.80 %	
Homeowner-Rehab Unit	\$24,265	\$28,046		\$20,675	123 Units	7.20 %	
TBRA Unit	\$0	\$1,607		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$10,890	\$77,466	\$24,117
State:*	\$51,562	\$66,973	\$29,075
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.6	29.9	25.2	0.0	Single/Non-Elderly:	45.1	30.4	18.7	0.0
Black/African American:	53.8	66.2	74.0	0.0	Elderly:	40.6	0.9	43.1	0.0
Asian:	0.5	0.1	0.0	0.0	Related/Single Parent:	5.0	47.9	8.9	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0	Related/Two Parent:	2.1	13.5	21.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0	Other:	6.6	7.1	8.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.8	0.0					
Asian/Pacific Islander:	0.0	0.3	0.0	0.0					
ETHNICITY:									
Hispanic	1.1	2.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	74.4	30.6	55.3	0.0	Section 8:	53.6	0.3 [#]		
2 Persons:	14.2	27.0	26.8	0.0	HOME TBRA:	0.0			
3 Persons:	7.1	23.8	10.6	0.0	Other:	2.6			
4 Persons:	2.6	11.9	4.1	0.0	No Assistance:	43.8			
5 Persons:	1.3	4.7	1.6	0.0					
6 Persons:	0.0	1.4	1.6	0.0					
7 Persons:	0.3	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee

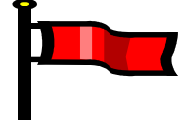
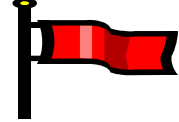
State: GA

Group Rank: 9
 (Percentile)

State Rank: 8 / 10 PJs

Overall Rank: 13
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	76.67	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	74.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

